081.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,500 / 750,500
					USE VALUE:	750,500 / 750,500
					ASSESSED:	750,500 / 750,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		KING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAZEL KEVIN J/ETAL
Owner 2:	KRAVITZ ELLEN M
Owner 3:	
Street 1:	10 KING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Vinyl Exterior and 1822 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	351,500		399,000	750,500
Total Card	0.115	351,500		399,000	750,500
Total Parcel	0.115	351,500		399,000	750,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.91 | /Parcel: 411.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 50232
GIS Ref:
GIS Ref:
Insp Date: 09/18/18

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,500	0	5,000.	399,000	750,500		Year end	12/23/2021
2021	101	FV	341,000	0	5,000.	399,000	740,000		Year End Roll	12/10/2020
2020	101	FV	341,000	0	5,000.	399,000	740,000	740,000	Year End Roll	12/18/2019
2019	101	FV	276,200	0	5,000.	404,700	680,900	680,900	Year End Roll	1/3/2019
2018	101	FV	276,200	0	5,000.	302,100	578,300	578,300	Year End Roll	12/20/2017
2017	101	FV	276,200	0	5,000.	273,600	549,800	549,800	Year End Roll	1/3/2017
2016	101	FV	276,200	0	5,000.	262,200	538,400	538,400	Year End	1/4/2016
2015	101	FV	275,700	0	5,000.	222,300	498,000	498,000	Year End Roll	12/11/2014

!6563!

PRINT

Date	Time
12/30/21	04:07:11

LAST REV

Date	Time
09/27/18	13:47:46
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHMITZ STEPHEN	26460-218		7/1/1996		240,000	No	No	Y	

USER DEFINED

Prior Id # 1:	50232
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/1996	405	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Inspected	CC	Chris C
8/17/2018	MEAS&NOTICE	BS	Barbara S
12/8/2008	Meas/Inspect	189	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
2/14/2000	Inspected	276	PATRIOT
1/11/2000	Measured	264	PATRIOT
8/7/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	19. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			19.5 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22628975
Const Adj.:	0.99742496
Adj $ / SQ:	159.007
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436606
Depreciation:	85138
Depreciated Total:	351468

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

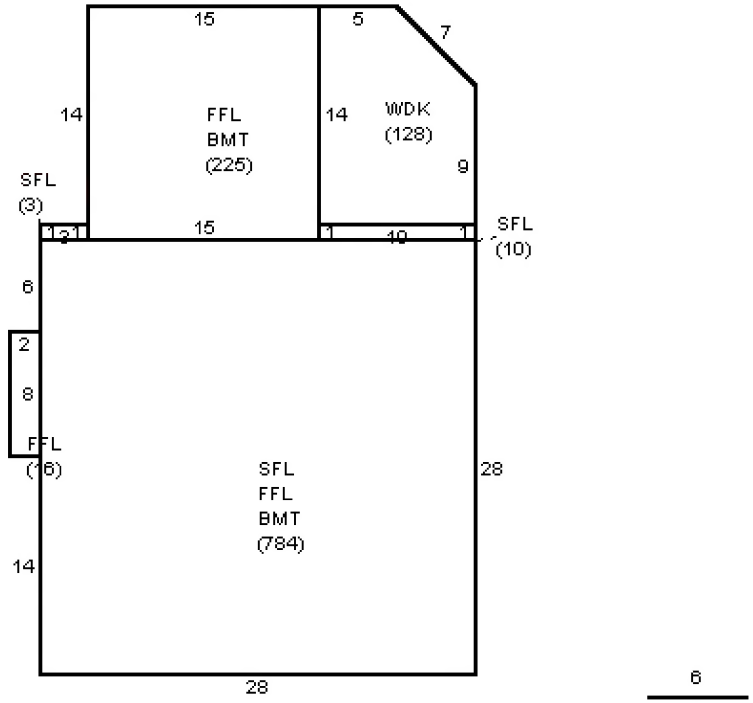
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.01
Special Features:	0	Val/Su Net:	118.79
Final Total:	351500	Val/Su SzAd	192.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,025	159.010	162,982
BMT	Basement	1,009	47.700	48,131
SFL	Second Floor	797	159.010	126,729
WDK	Deck	128	13.780	1,763

Net Sketched Area:	2,959	Total:	339,605
Size Ad 1822	Gross Area 2959	FinArea	1822

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	